

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: WELLMAN
Local Government Number: 92G888

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WELLMAN URBAN RENEWAL	92006	5

TIF Debt Outstanding: 186,587

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	22,603	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	87
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	211,969
Total Revenue:	212,056

Rebate Expenditures:	5,216
Non-Rebate Expenditures:	181,371
Returned to County Treasurer:	0
Total Expenditures:	186,587

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	25,469	22,623	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** -25,469

Urban Renewal Area Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL
 UR Area Number: 92006
 UR Area Creation Date: 03/1994

The primary objective of the City's Urban Renewal plan is to invest in public infrastructure that supports a wide variety of residential developments, downtown economic development and a new municipal community center.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	92115	92116	18,056
WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	92117	92118	6,199,339
WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	92123	92124	2,996
WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	92125	92126	204,168
WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	92161	92162	764,766

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	67,100	11,229,800	4,711,700	68,300	0	-12,964	16,063,936	0	16,063,936
Taxable	29,994	6,258,762	4,240,530	61,470	0	-12,964	10,577,792	0	10,577,792
Homestead Credits									46

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

0

22,603

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 87
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 211,969
Total Revenue: 212,056

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TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

25,469

22,623

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For WELLMAN URBAN RENEWAL

Wastewater treatment

Description:	improvement to wastewater plant
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

9th Ave.

Description:	water main and street improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Parkside community center

Description:	City community center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

ADL downtown medical clinic

Description:	Downtown medical clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Downtown Business Grant

Description:	Downtown business grants
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

2010 RO plant

Description:	2010 RO plant SRF
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For **WELLMAN URBAN RENEWAL**

2008 GO Bonds parkside

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	27,864
Interest:	22,811
Total:	50,675
Annual Appropriation?:	No
Date Incurred:	10/01/2008
FY of Last Payment:	2023

2010 SRF RO plant

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/21/2010
FY of Last Payment:	2039

2012A GO refunding bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	126,939
Interest:	3,757
Total:	130,696
Annual Appropriation?:	No
Date Incurred:	03/01/2012
FY of Last Payment:	2021

ADL Medical clinic dev.

Debt/Obligation Type:	Rebates
Principal:	5,216
Interest:	0
Total:	5,216
Annual Appropriation?:	No
Date Incurred:	05/01/2008
FY of Last Payment:	2018

Downtown business grants

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/01/2013
FY of Last Payment:	2025

PAC 2008 GO USDA

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2030

Non-Rebates For **WELLMAN URBAN RENEWAL**

TIF Expenditure Amount:	130,696
Tied To Debt:	2012A GO refunding bonds
Tied To Project:	9th Ave.

TIF Expenditure Amount:	50,675
Tied To Debt:	2010 SRF RO plant
Tied To Project:	Parkside community center

Rebates For WELLMAN URBAN RENEWAL

Leichty development agreement

TIF Expenditure Amount:	5,216
Rebate Paid To:	ADL development group
Tied To Debt:	ADL Medical clinic dev.
Tied To Project:	ADL downtown medical clinc
Projected Final FY of Rebate:	2018

Downtown improvement grant

TIF Expenditure Amount:	0
Rebate Paid To:	downtown business owners
Tied To Debt:	Downtown business grants
Tied To Project:	Downtown Business Grant
Projected Final FY of Rebate:	2025

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 92116
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	60,200	0	0	0	0	0	60,200	0	60,200
Taxable	26,910	0	0	0	0	0	26,910	0	26,910
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	12,199	26,910	18,056	8,854	169

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 92118
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,463,700	2,134,700	0	0	-11,112	11,587,288	0	11,587,288
Taxable	0	5,274,452	1,921,230	0	0	-11,112	7,184,570	0	7,184,570
Homestead Credits									40

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,799,859	7,184,570	6,199,339	985,231	28,968

FY 2016 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 92124
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,900	0	0	0	0	0	6,900	0	6,900
Taxable	3,084	0	0	0	0	0	3,084	0	3,084
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	9,660	0	2,996	-2,996	-57

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 92126
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	367,300	0	0	0	0	367,300	0	367,300
Taxable	0	204,709	0	0	0	0	204,709	0	204,709
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,047	204,709	204,168	541	16

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 92162
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,398,800	2,577,000	68,300	0	-1,852	4,042,248	0	4,042,248
Taxable	0	779,601	2,319,300	61,470	0	-1,852	3,158,519	0	3,158,519
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,172,500	871,600	764,766	106,834	3,141

FY 2016 TIF Revenue Received: 0